Karen Johnson Davidson County
Batch# 915224 DEEDWARR
09/12/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20220912-0101654

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-04277

Address of New Owner:	Send Tax Bills to:	Tax Information:
Resicap Tennessee Owner II LLC, A Deleware Limited Liability Company 3630 PeachTree Road, NE, Suite 1500 Atlanta, GA 30326	New Owner	163-02-0A-056.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leila Tahriri and Hamid Tahriri, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 211 on the Final Plat of Hickory Highland Place, Section 3, Phase 2, of record in Instrument No. 20060830-00107347, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Leila Barghi and Hamid Tahriri, wife and husband, joint tenants by Warranty Deed from Infinity Home Builders, a Tennessee General Partnership of record in Instrument No. 20170717-0071647 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on July 17, 2017. (Value of consideration shown in aforementioned deed $164,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5312 Ballard Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3rd day of June, 2022

Leila Tahriri

Hamid Tahriri

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 3rd day of June, 2022, before me personally appeared Leila Barghi and Hamid Tahriri, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/9/22 (date of document).

Affiant Signature

Date 6/9/22

State of Tennessee

County of Davidson

Sworn to and ~~subscribed before~~ me this 9 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025